



**TIFFANY & BOSCO**  
P.A.

Dated: December 09, 2009

**2525 EAST CAMELBACK ROAD  
SUITE 300**

**PHOENIX, ARIZONA 85016**

**TELEPHONE: (602) 255-6000**

**FACSIMILE: (602) 255-0192**

A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

**GEORGE B. NIELSEN, JR**  
**U.S. Bankruptcy Judge**

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

09-27260/0044714509

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA**

IN RE:

James E. Strickland, Sr. and Sharon L. Strickland  
Debtors.

Wells Fargo Bank, N.A.  
Movant,  
vs.

James E. Strickland, Sr. and Sharon L. Strickland,  
Debtors, Russell A. Brown, Trustee.

Respondents.

No. 2:09-bk-25928-GBN

Chapter 13

ORDER

(Related to Docket #17)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated July 15, 2004 and recorded in the office of the  
3 Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and James E.  
4 Strickland, Sr. and Sharon L. Strickland have an interest in, further described as:

5 LOT 133, GRANVILLE, A SUBDIVISION RECORDED IN BOOK 257 OF MAPS, PAGE 28,  
6 RECORDS OF MARICOPA COUNTY, ARIZONA.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
13 to which the Debtor may convert.

14  
15 DATED this \_\_\_\_ day of \_\_\_\_\_, 2009.

16  
17 \_\_\_\_\_  
18 JUDGE OF THE U.S. BANKRUPTCY COURT  
19  
20  
21  
22  
23  
24  
25  
26